

### What you should know about TIRZ 12

### **Voting Against:**

- Preserves 250 acres of land under the existing development plan, in addition to more than 1,500 acres already preserved
- Allows for a two-year hold on development of the site, which began in September 2018
- Offers an opportunity to develop 750 acres of land as per the Northwest Regulating Plan; and enhance existing trails

#### **Voting For:**

- Preserves nearly 1,007 acres of land, including existing trails
- Requires the City to expend \$11.3 million or more to preserve the land
- No funding has been identified to pay for land

### **Important Dates:**

Early Voting - Monday, April 22, through Tuesday, April 30, 2019

Election Day - Saturday, May 4, 2019



NORTHWEST UPDATE

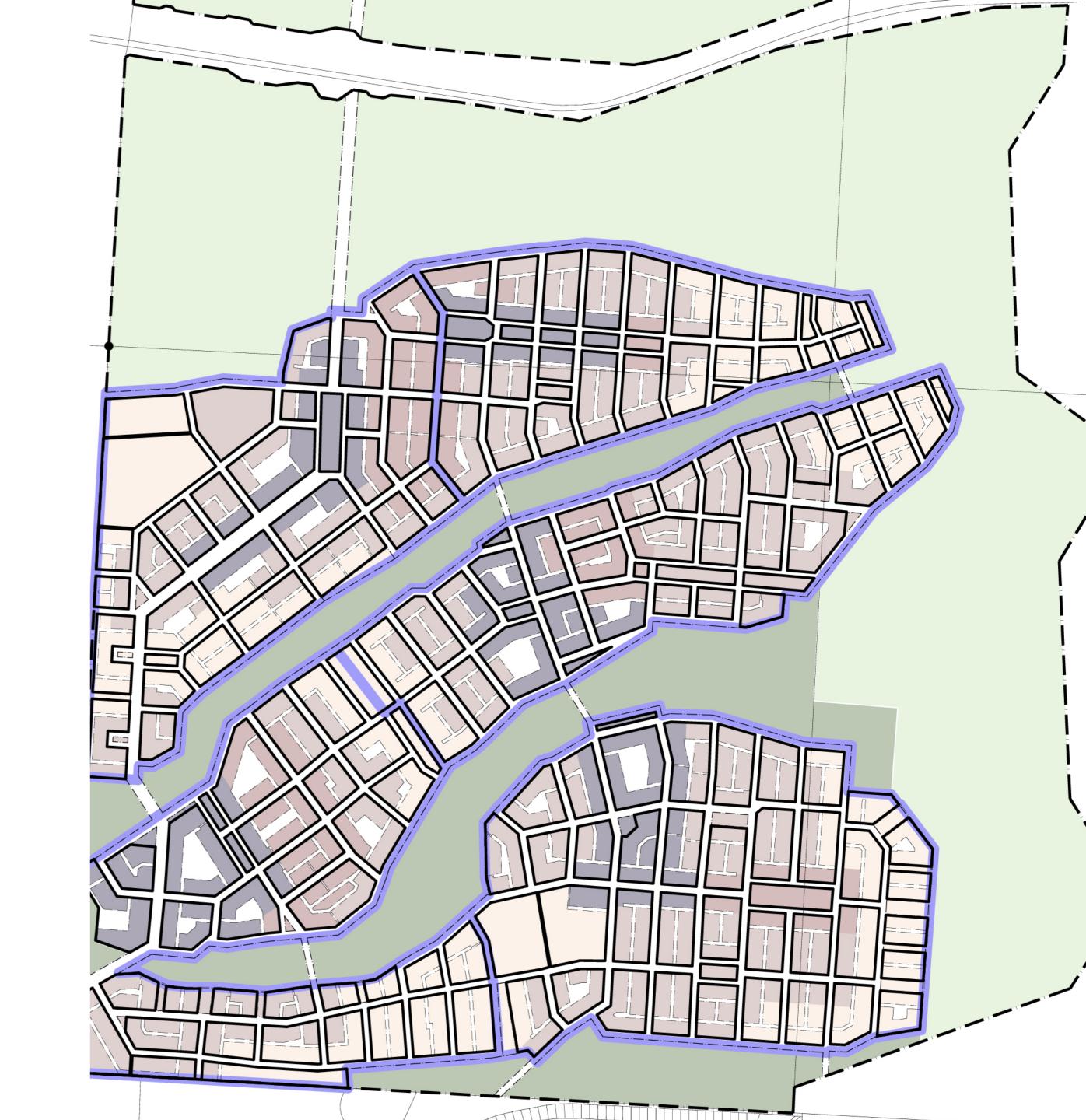
# NORTHWEST LAND UPDATE

### **Presentation Purpose:**

 To provide information to the public regarding the May 4<sup>th</sup> ballot measure related to the preservation of approximately 1,000 acres of land located in the Northwest section of El Paso.

### **Presentation Outline:**

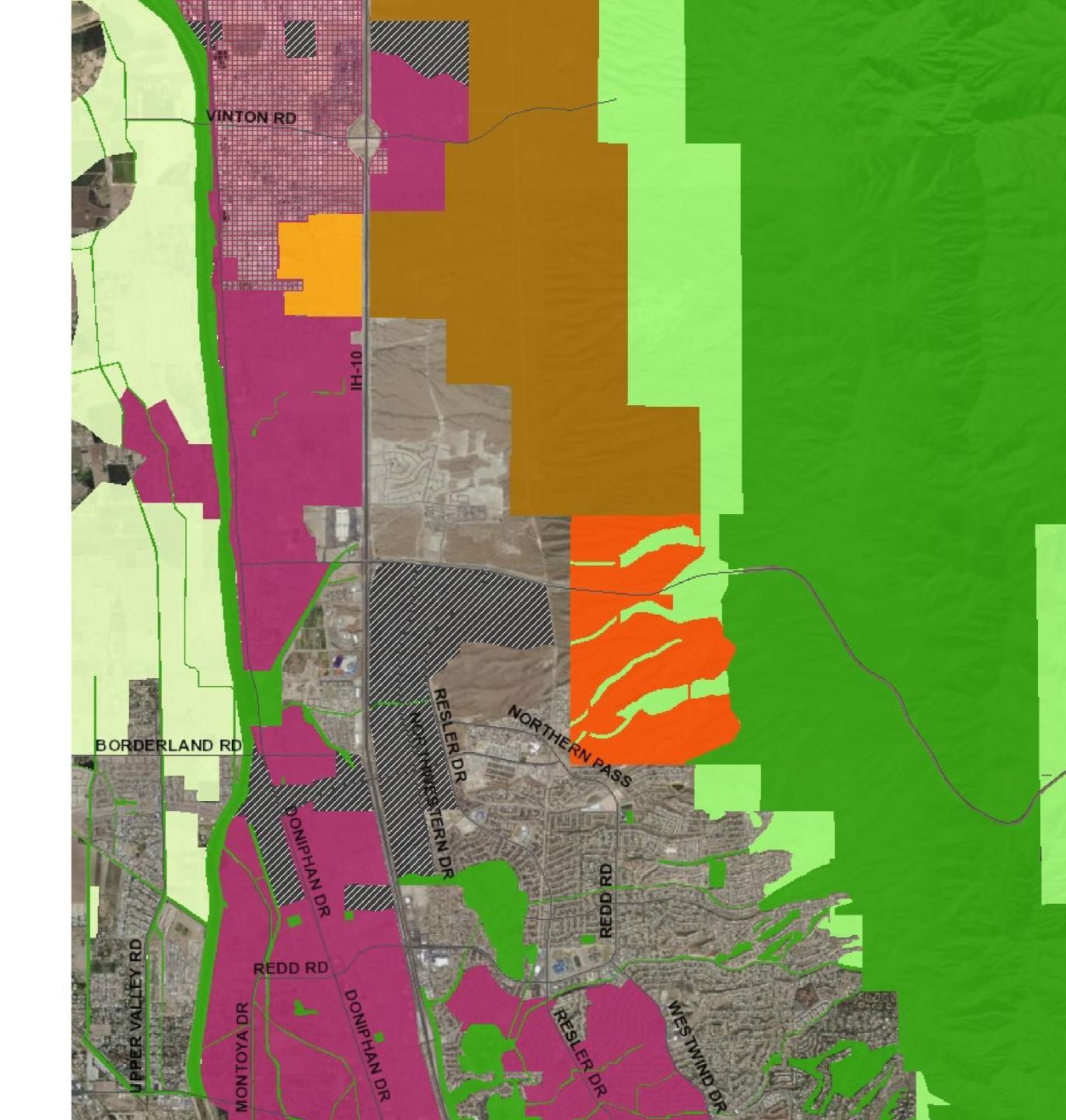
- 1. Our Strategic Growth Plan
- 2. Northwest Land Timeline
- 3. Ballot Measure Summary



# STRATEGIC GROWTH

El Paso is experiencing sprawl and annexations at the outskirts of the city

 More difficult and costly to service these areas

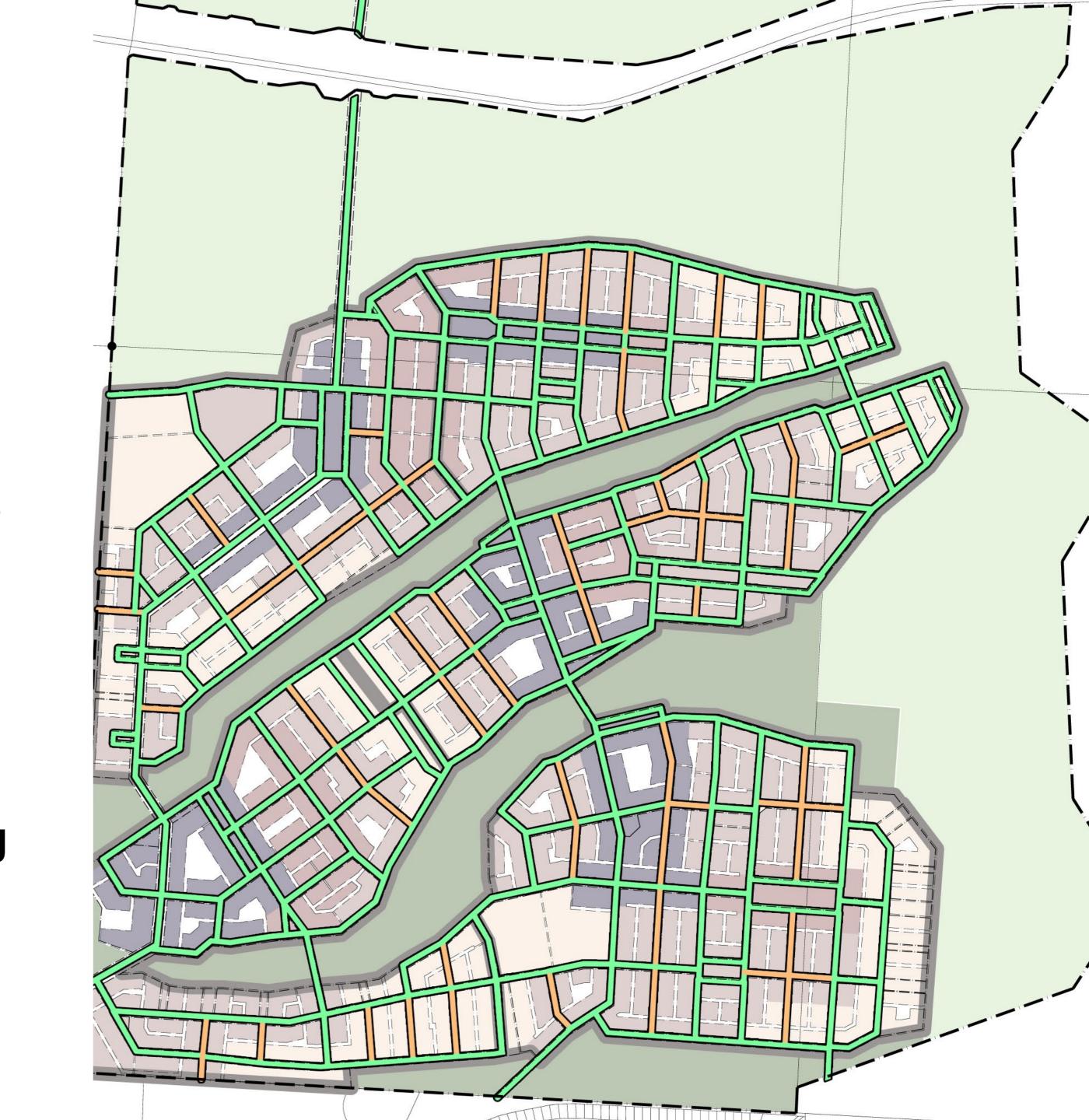


# STRATEGIC GROWTH

Strategic growth planning limits leap frog developments

 Easier and more cost effective to connect new adjacent developments to existing infrastructure and services

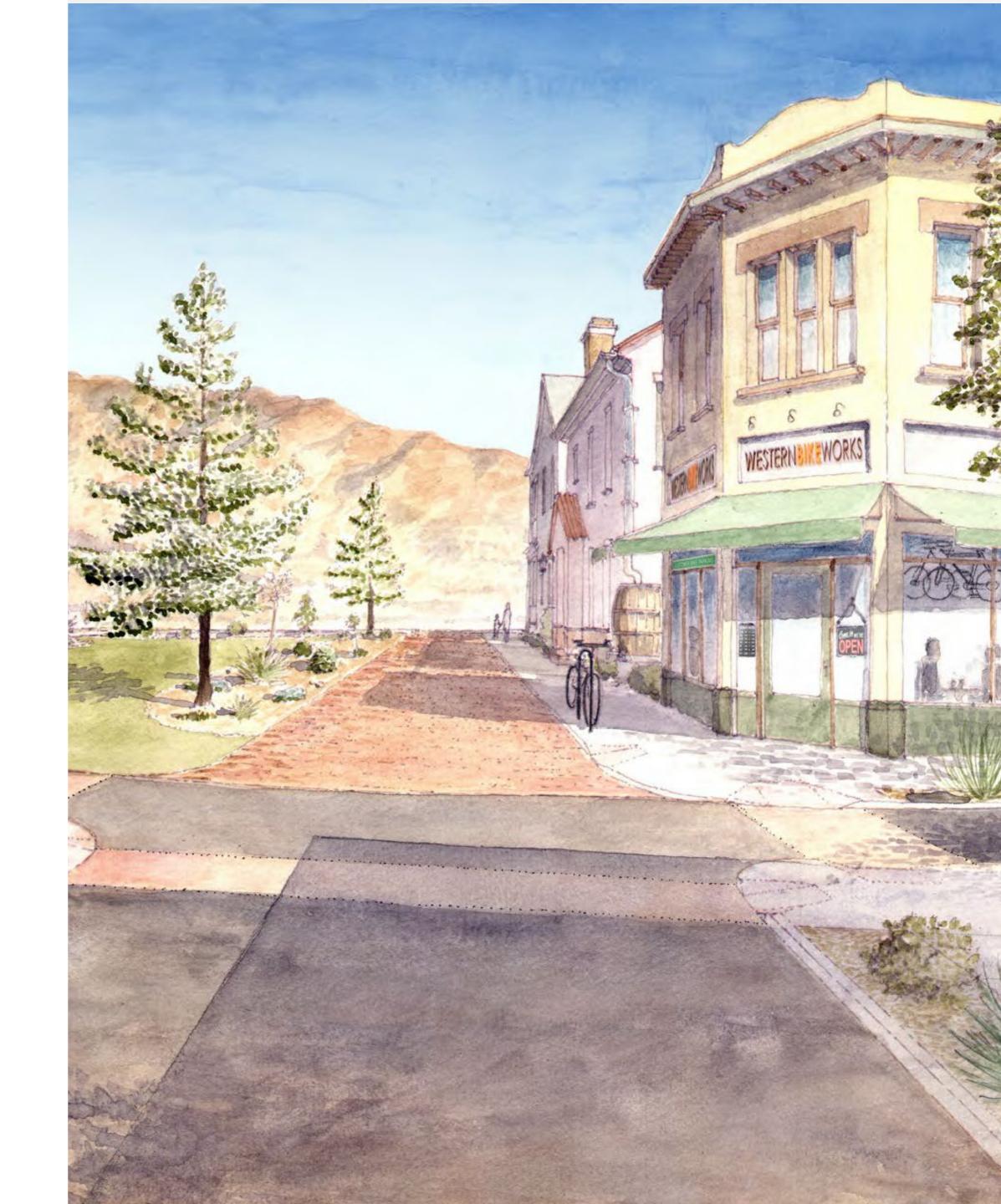
Couple strategic growth planning and urban development to maximize land use in the City



## STRATEGIC GROWTH

Northwest development may create additional property and sales tax for the City

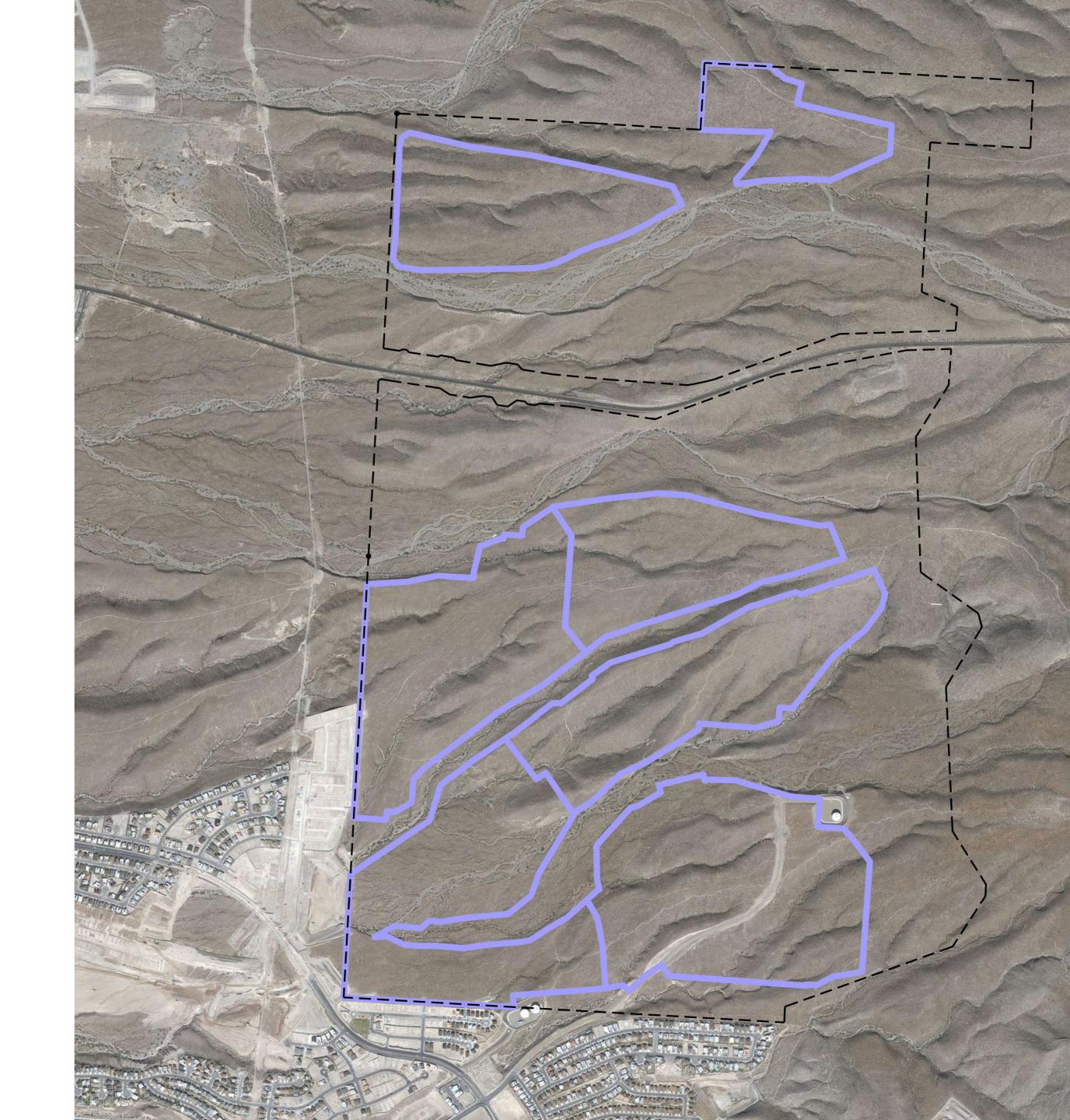
- Existing plan calls for a mixed-use development
- Unique development that can be used to attract new businesses to the region
- Projected property taxes to be collected annually by the City: \$9,000,000\*
- Creates entertainment ecosystem that compliments developments at Cohen, West Towne, Monticello and the Outlet Mall



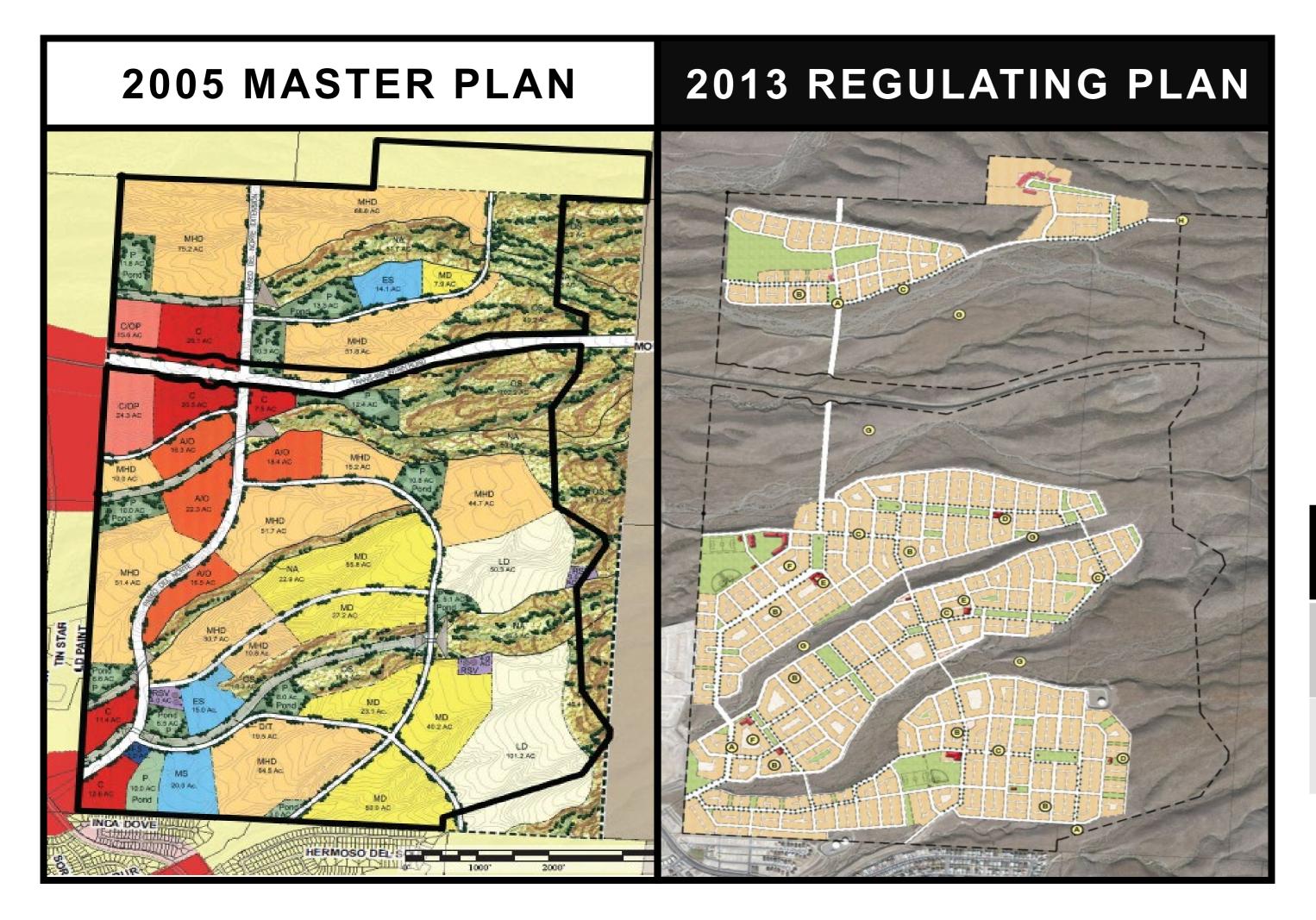
# STRATEGIC GROWTH

# Supports stormwater drainage efforts

- Storm water management is an issue in this area
- Difficult and expensive issue to mitigate



### STRATEGIC GROWTH



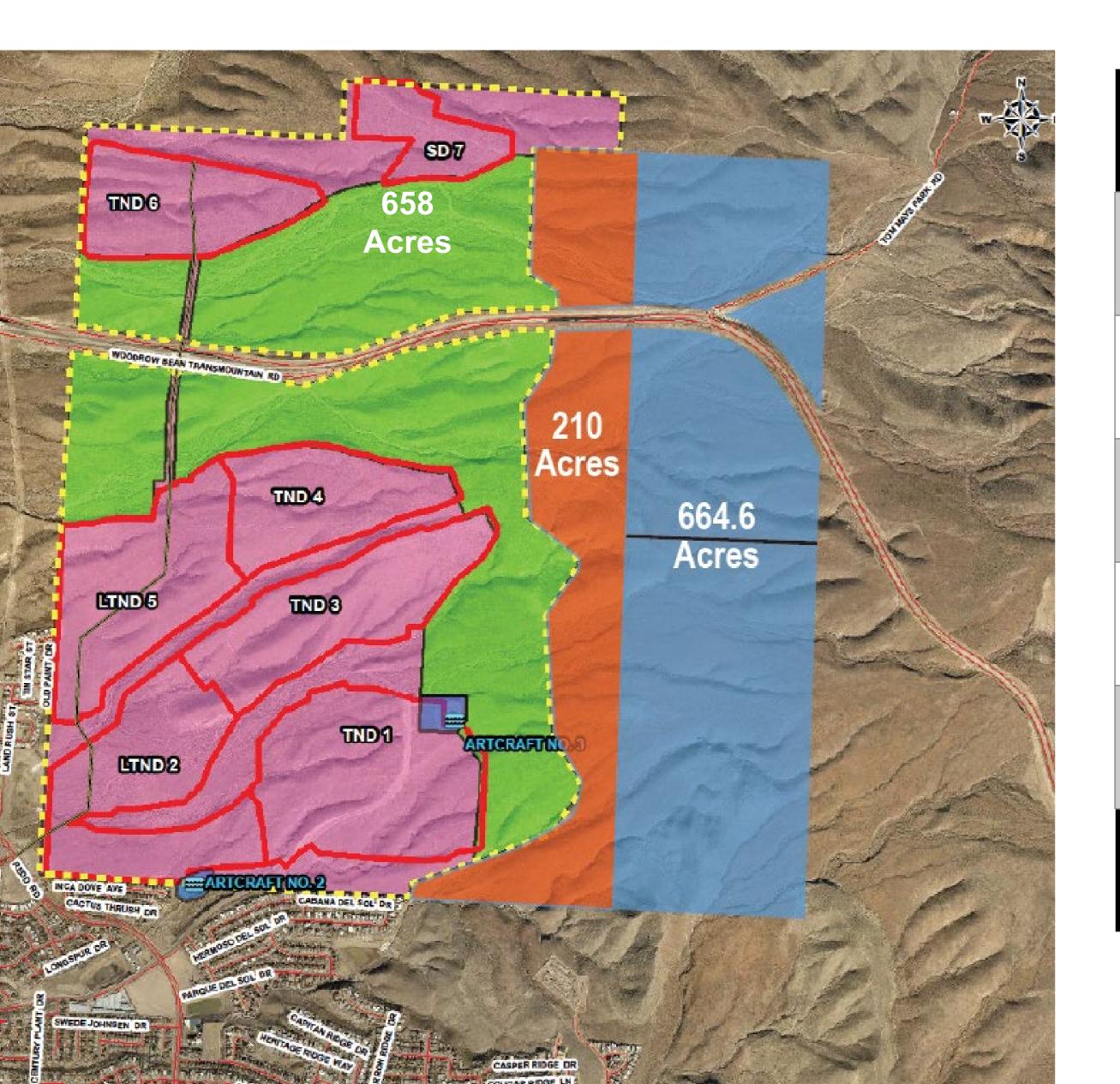
# Balanced and sustainable growth that integrates development and open space

Northwest rezoned to Smart
 Code in 2013

	2005 Plan	2013 Plan	
Open Space	32% (454 acres)	57% (942 acres)	
Developable	68% (1,182 acres)	43% (718 acres)*	

<sup>\*</sup>After removing T1 (Natural) spaces within neighborhood sheds

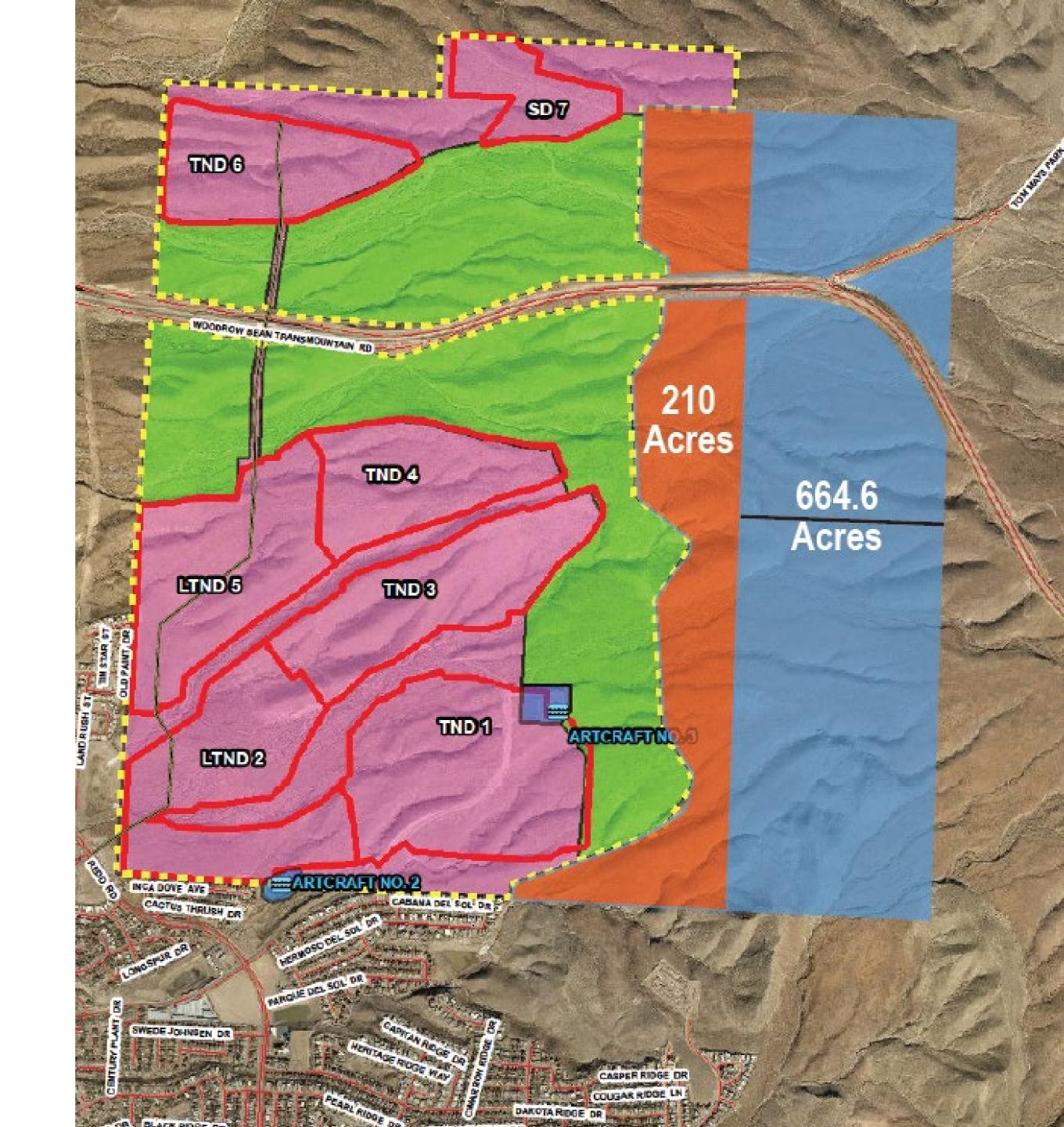
### NORTHWEST PRESERVATION EFFORTS



Date	Acres	%
Land Owned by City 1989	2,533.6	100.0
1989 Transfer to TPW	664.6	26.2
2009 Transfer to TPW	210.0	8.3
2013 Transfer to TPW	658.0	26.0
Preserved in Plan	249.5	9.8
TOTAL PRESERVED AS OPEN SPACE	1,782.1	70.3

<sup>\*751.5</sup> acres or 29.7% of original NW parcel is developable (including T1 zones). \*\*1,532.6 acres or 60.5% of original NW parcel has been transferred to TPW.

1989 to 2019



1989

First Land Transfer to
Franklin Mountain
State Park
(approximately 665
acres)

ca.1998

2003-2005

March 2009

Developer requests to purchase the Northwest Land.

PSB opts to develop a master plan for the area

First Master Plan
Developed

Master Plan completed for 1,850 acres.

PSB and City transfer
210 acres of
Northwest land to
Texas Parks and
Wildlife

Fall 2009 - Spring 2013

March 1, 2011

March 29 -July 20, 2011

August 2011

TxDOT begins schematic design, holds public meetings and hearings, and constructs the expansion of Loop 375

Two initiative petitions
were submitted to prevent
TxDOT's Transmountain
expansion

Neither petition received the required number of signatures

City Council rezones property as an Urban Reserve District

EPWU and the Borderland
Bike Association execute
agreement for temporary use
and construction of Lost Dog
Trail Head

Third petition is filed to "preserve (the land) in its natural state and in perpetuity..."

Petition received the required number of signatures

Sep. 2011-Jan. 2012

March 20, 2012

March 5, 2013

Dec. 2017

Ordinance is postponed to allow for community input regarding the development with support from Open Space Advisory Board

City held three charrettes to create a plan that would serve as a compromise

Council selects preferred development scenario and directs staff to rezone property to SmartCode

Approximately 1,700 acres rezoned to SmartCode.

Third land transfer to Texas

Parks and Wildlife (658 acres).

Public Service Board

declares land
inexpedient to its water
system

**May - June 2018** 

May 29, 2018

June 20, 2018

August 7, 2018

City participates in several community meetings to explain the purpose of a TIRZ

City creates Tax
Increment Reinvestment
Zone #12

First petition is filed to "preserve TIRZ 12 in its natural state and in perpetuity..."

Petition received required number of signatures

Council votes to deny ordinance preserving land in TIRZ 12 "in its natural state and in perpetuity"

Aug. 14, 2018

Sep. 18, 2018

Feb. 5, 2019

Second petition is filed to "preserve TIRZ 12 in its natural state and in perpetuity..."

Petition received required number of signatures

City Council votes
unanimously to place a
two year moratorium on
development of land in
the Northwest

Council orders special
election for the
submission of the
petition to the voters on
the May 4, 2019 election

Cost to taxpayers is approximately \$230k

May 4, 2019

Proposition A: That the City shall preserve, in its natural state and in perpetuity 1,007 acres of land in TIRZ 12.

# NORTHWEST LAND SPECIAL ELECTION

On February 5, 2019 City Council voted unanimously to call a special election to submit to the voters a proposed measure to approve an ordinance to:

"...preserve in its natural state, for all time, the 1,007 acres owned by the City of El Paso and referred to as "Tax Increment Reinvestment Zone Number Twelve," which includes the "Lost Dog Trail," and to prohibit for all time, any private development and any major public roadways on said 1,007 acres.

- Special election is to be held on May 4, 2019
- Cost of election to taxpayers is approx. \$230,000

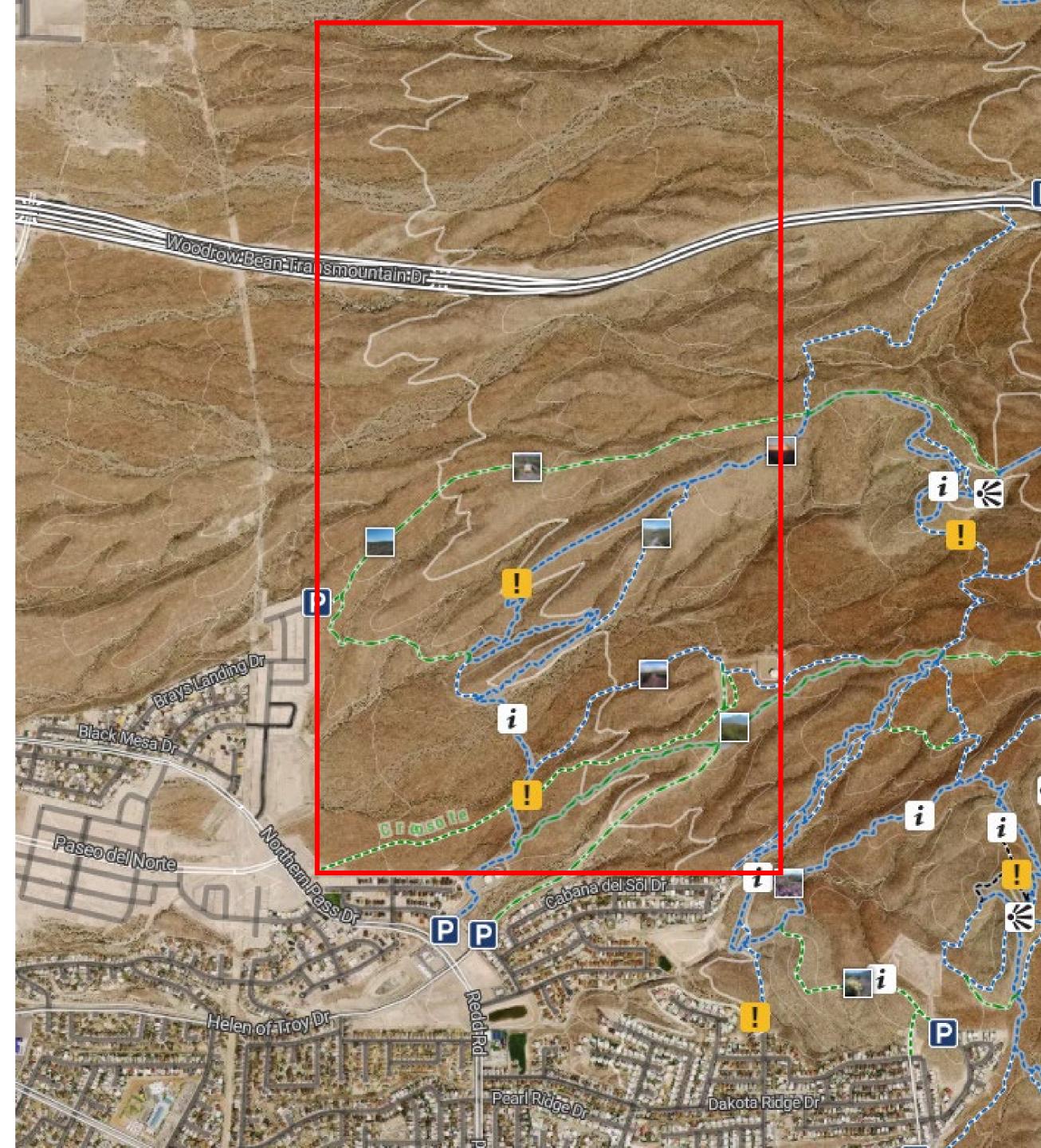


### NORTHWEST LAND

# SPECIAL ELECTION

### Voting YES means:

- Preservation of 1,007 acres of land in the northwest section of the City in its natural state and for all time.
- Requires the City to expend \$11.3
   million or more to preserve the land in its natural state.
- No funding has been identified to pay for preservation of the land.

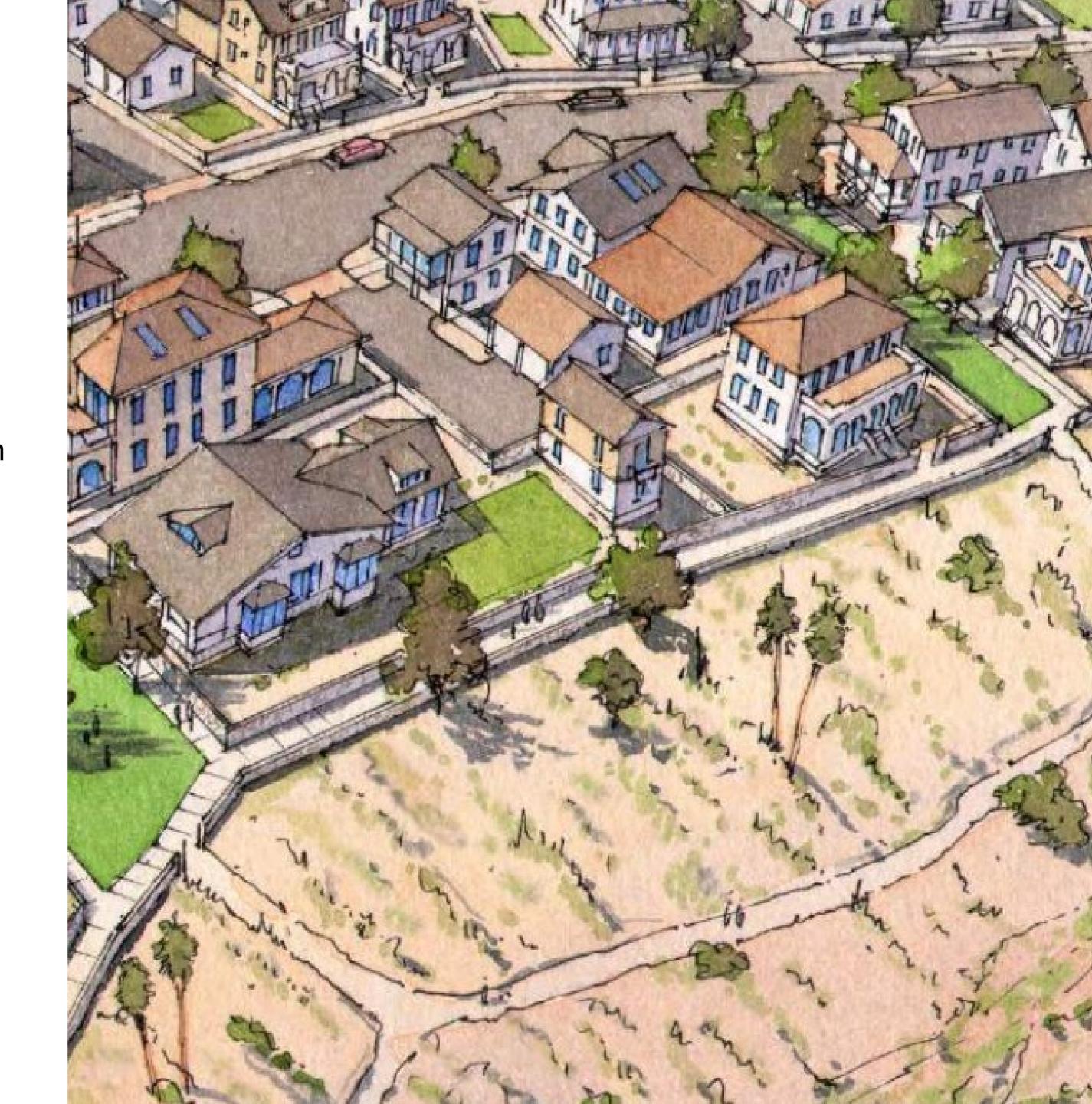


### NORTHWEST LAND

# SPECIAL ELECTION

### Voting NO means:

- Preservation of 250 acres of land as open space under existing development plan, in addition to more than 1,500 acres that have been preserved in this area since 1989.
- Allows for the continued two-year hold on development of the land to allow for discussion about how development may better address balance development and preservation goals.
- Offers an opportunity to preserve and enhance existing trails and trailheads.



## THANK YOU

### **Elizabeth Triggs**

Assistant Director, Economic and International Development

City 3 – 801 Texas 2<sup>nd</sup> floor



TRIGGSEK@ ELPASOTEXAS.GOV



915-212-0094



ELPASOTEXAS.GOV/ ECONOMIC-DEVELOPMENT